

VACANT LAND AVAILABLE

PRICE

- \$885,000 M/L (\$8.00 S.F.)
- Minerals not included

LAND SIZE

- ±2.54 Acres
(subject to survey)

PROPERTY HIGHLIGHTS

- Cleared of all trees and brush on 9/2016
- Generally level
- Inside Shreveport City limits
- 12" city water main and 12" city sanitary sewer main run along E. Flournoy Lucas Rd. in front of property per city records
- Great frontage (831'±) on E. Flournoy Lucas Rd. (subject to survey)
- Zoned R-A (Residential/Agricultural)
- Potential commercial subject to rezoning
- Broker/Owner

LOCATION HIGHLIGHTS

- Excellent visibility to all traffic on E. Flournoy Lucas Rd. (LA 523)
- In the heart of southeast Shreveport on north side of 5-lane, concrete paved Flournoy Lucas Rd. (LA 523)
- Adjoins east side of East Ridge Country Club Golf Course
- Midway between Ellerbe Rd. & Inner Loop Expressway (LA 3132)

2025 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	2,916	32,551	81,327
Avg. HH Income	\$170,634	\$120,280	\$110,417



